

4.2.17 MR Mountain Range Zone

A. Declaration of Legislative Intent

The MR Mountain Range Zone (formerly CE-2 Zone) covers the mountain lands of the County generally which, because of the presence of less severe physical conditions, have experienced historic settlement and are of less critical water shed concern than the WS Zone, and are suitable for limited levels of development activity. These lands are situated over the elevation of 7,000 feet.

Historically, lands within this zone have been used for livestock grazing, ranching, mining, logging, and other productive uses. These lands also function as a part of the watershed that supplies nearly all the irrigation and culinary water for the Price River Valley and East Carbon City areas.

Because of a combination of factors, including accessibility from existing roads, railroads, availability of water, suitable topographical, soil and vegetative conditions, and aesthetic attractions, the territory included within this zone is capable of accommodating irrigated agricultural and certain mining, recreational and summer housing developments without due adverse effect on the quality of the watershed, provided that such developments are constructed and maintained under regulated conditions.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the MR Mountain Range Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning as set forth in the Utah Code 17-27-101, County Land Use Development and Management Act, and [Section 1.2](#) of this code.
2. To protect and conserve the water supply, vegetation, soils, wildlife and other natural resources within the watershed.
3. To avoid the creation of hazard from flood, fire and other dangers.
4. To preserve the aesthetic appearance of the landscape.
5. To prevent the degradation and waste of natural and financial resources.
6. To permit certain types of development to take place in areas of environmental concern, but under conditions which will not seriously degrade the water supply, vegetation, soils, wildlife and other natural resources.
7. To secure economy in governmental expenditures.

In order to accomplish the above purposes, those uses that can be conducted in a manner consistent with the objectives of the zone are permitted, provided that adequate guarantees for protection of the watershed are incorporated. Uses or densities that would tend to produce an unduly hazardous condition or significantly degrade or militate against the preservation of the quality of the watershed in this zone are not permitted.

The specific regulations necessary for the accomplishment of the purposes as outlined above are hereinafter set forth.

B. Permitted Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the standards and requirements as set forth in this Code:

1. Grazing of livestock.
2. Caretaker camps as per [Section 3.3.26](#).
3. Private camps.
4. Manmade lakes, reservoirs, ponds and dams under ten (10) acre-feet in capacity, subject to the approval of the State Engineer and any other authorities having jurisdiction.
5. Production of fruit and crops in the field; also buildings, silos and other structures for the storage and keeping of agricultural products and machinery.
6. Care and keeping of domestic livestock in confined spaces, provided that all barns, stables, corrals, pens, coops and other facilities used to contain said livestock shall be located not less than one hundred (100) feet from any drainage channel.
7. Public Agency parks.
8. Minor mines and pits subject to the prior approval of a site plan as provided under [Section 3.3.31](#).
9. Minor utility transmission projects.
10. Water diversions, water distribution systems, facilities and structures for water.
11. Timber harvesting, with appurtenant roadways and facilities, in compliance with County Ordinance.
12. Home occupations subject to the provisions of [Section 3.3.15](#).
13. Mountain recreational developments, per [Section 5.11](#).

C. Permitted Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements as set forth in this Code and after approval has been given by the designated agency. Approval by other agencies or levels of government may be required.

1. Manmade lakes, reservoirs, ponds and dams over ten (10) acre-feet in capacity, also those less than ten (10) acre-feet when located on-stream, subject to the review and approval of the County Commission.
2. Water treatment plants and water distribution reservoirs and sewage treatment plants when approved by the County Commission.
3. Caretaker dwellings subject to the requirements set forth in [Section 3.3.26](#).
4. Single-family dwellings, conventional construction and factory built, provided that each such dwelling shall require approval of a site plan in accordance with [Section 3.3.31](#) of this Code.
5. Institutional campground and campsite facilities when approved by the County Commission subject to the requirements and standards of [Section 3.3.28](#).
6. Major underground and surface mine developments, when approved by the County Commission and in accordance with the applicable provisions of [Section 5.4](#).
7. Major utility transmission and railroad projects, when approved by the County Commission and in accordance with the applicable provisions of [Section 5.5](#).
8. Minor utility transmission projects.
9. Planned mountain home developments subject to the provisions and conditions set forth in [Section](#)

5.2.

10. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in [Section 3.3.31](#) and other applicable sections of this Code.
11. Communication towers.
12. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation by the Planning Commission.
13. Burials: interment of a person, when made by a Utah licensed funeral director or person with a burial-transit permit, provided that each such burial site shall be located by Global Positioning Satellite System (GPS) data and be mapped by Carbon County.
14. Pet cemeteries for interment of family pets or domestic livestock.

D. Area and Width Requirements

The minimum area and width of a zoning lot within the zone shall be as follows:

<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
Ten (10) acres when served by central sewer, or	300 feet
Forty (40) acres when served by septic system, or	300 feet
When located on a lot in an approved planned mountain home development, or	as approved
When located on a non-conforming lot of record	as recorded

E. Access Requirements

Per [Table 4.1](#).

F. Location Requirements

No buildings or structures shall be located closer than sixty (60) feet from the center line of a designated County road or private travel way, or thirty (30) feet from the right-of-way line of said road or travel way, whichever is greater; nor shall any structure be located closer than thirty (30) feet from any property line.

G. Size and Width of Dwelling

Each dwelling shall have a main floor living area of not less than six hundred (600) square feet, and a total width and length dimension of not less than twenty (20) feet.

H. Utility Requirements Outside of a Planned Mountain Home Development

Per [Table 4.5](#).

I. Site Plan Approval

No dwelling or other structure intended for human occupancy shall be constructed without the prior approval of a site plan in accordance with the provisions of [Section 3.3.31](#). In addition to the data required under [Section 3.3.31](#), said site plan shall comply with the following:

1. The lot and structure shall be in compliance with all requirements of this zone relating to area, width, access, location, size of dwelling, and utilities.
2. No dwelling or septic tank drain field shall be located closer than three hundred (300) feet from a perennial or intermittent stream channel, or within one thousand five hundred (1,500) feet of a known spring when located at an elevation higher than said spring, or within one hundred (100) feet when located at an elevation lower than said spring.
3. No dwelling shall be constructed on slopes having a gradient of thirty (30) percent or greater.
4. Each building site shall have a buildable area of not less than twenty thousand (20,000) square feet, which site shall contain slopes of less than thirty (30) percent.
5. All roads and travel easements shall, to the maximum extent possible, be located so as to minimize negative impacts to the natural environment.